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LAFAYETTE VISTAS

ABOUT YOUR HOME

NEW RULES ON ROOFS

In September, an ordinance was adopted by the Lafayette City Council changing the roofing requirements in our community. The new regulations also established higher fire-safety standards relating to sprinkling systems, water pressure and driveway widths.

According to Assistant Planning Director Mike Henn, the Oakland Firestorm pushed Lafayette residents to action on these issues.

In brief, the new roof and related regulations require the following:

- All roofs on new houses must meet a minimum Class "A" roof rating. Under Class A, wood roofs—untreated or treated —are prohibited. Class A is the strictest of roof ratings and must pass the toughest fire-retardant tests.
- Additions to an existing structure of less than 25% of the present roof area must be rated Class "B" or better. This rating, which permits factory-treated wood roofs, keeps existing dwellings from having to be retrofitted to accommodate a different type of roof.
- For reroofing, materials must meet Class "B" standards, except for repairs to an existing roof less than 25% of the total roof area.
- Wood shingles and shakes are only permitted on exterior walls provided they meet a prescribed fire-retardant standard.
- Architectural appendages. For new construction on hillside lots of 20% or greater slope, where there is an exterior overhang, deck, carport, eave, cornice or similar architectural appendage extending beyond the exterior wall, and posing a potential fire hazard, the Fire District may require that it be constructed with materials equivalent to one-hour fire resistive construction or heavy timber construction.
- Ventilation. Where an eave extends more than 5 inches from a wall, an eave vent can not be located within 18 inches of the wall and roof intersection (A gable or roof vent is preferred). All vents (attic and foundation) must be covered with a maximum 1/4 inch mesh metal screen. Every screen and vent must be made of non-flammable corrosion-resistant material.

The new ordinance, which covers more than is summarized here, was drafted by a committee of residents, fire department staff and city employees and is available in its entirety at the City offices. All new home builders and homeowners planning to renovate are encouraged to review the new ordinance thoroughly prior to starting construction.

How To Get A Permit

1. Most construction requires a permit, so for renovations or new construction of any type assume you need a permit until you find out otherwise. Prior to investing in construction drawings, bring your preliminary plans to the city offices and discuss your designs with the Planning Department.
2. When you are ready for a permit, a minimum of 3 sets of drawings will need to be submitted to the various agencies for approval.
3. For any type of construction, be it new building or renovations, you will need to get approval through the Lafayette Planning Department (284-1976) and the Contra Costa Building Department in Martinez (646-2300). For new construction, home builders also need to meet with the Contra Costa Fire Department (930-5500) and the Contra Costa Sanitation District (228-9500).

SUGGESTIONS FOR COMMUNITY IMPROVEMENTS

Lafayette residents, we'd like to hear from you. If you have noticed anything in our community that is in disrepair or if you have suggestions about how the City can improve the services it delivers to you, stop by the City offices or mail in your observations. Notification of potholes, burned-out traffic signals and obstructed traffic signs will all be happily accepted.

City of Lafayette • P.O. Box 1968
3675 Mt. Diablo Blvd. (Desco Plaza III)
Lafayette, CA 94549 • Call: 284-1313

Lafayette Hiking Trails

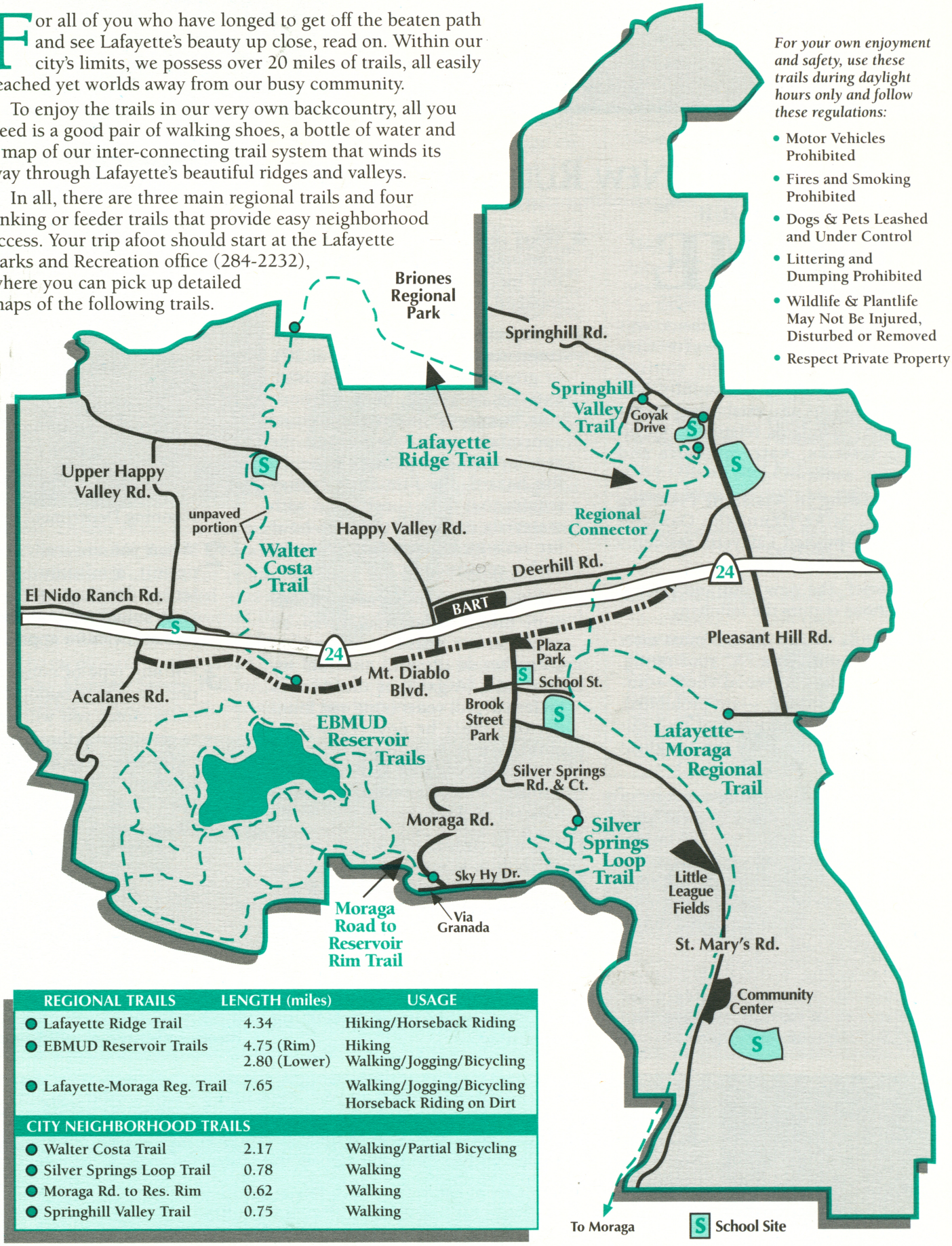
For all of you who have longed to get off the beaten path and see Lafayette's beauty up close, read on. Within our city's limits, we possess over 20 miles of trails, all easily reached yet worlds away from our busy community.

To enjoy the trails in our very own backcountry, all you need is a good pair of walking shoes, a bottle of water and a map of our inter-connecting trail system that winds its way through Lafayette's beautiful ridges and valleys.

In all, there are three main regional trails and four linking or feeder trails that provide easy neighborhood access. Your trip afoot should start at the Lafayette Parks and Recreation office (284-2232), where you can pick up detailed maps of the following trails.

For your own enjoyment and safety, use these trails during daylight hours only and follow these regulations:

- Motor Vehicles Prohibited
- Fires and Smoking Prohibited
- Dogs & Pets Leashed and Under Control
- Littering and Dumping Prohibited
- Wildlife & Plantlife May Not Be Injured, Disturbed or Removed
- Respect Private Property



REGIONAL TRAILS	LENGTH (miles)	USAGE
Lafayette Ridge Trail	4.34	Hiking/Horseback Riding
EBMUD Reservoir Trails	4.75 (Rim) 2.80 (Lower)	Hiking Walking/Jogging/Bicycling
Lafayette-Moraga Reg. Trail	7.65	Walking/Jogging/Bicycling Horseback Riding on Dirt
CITY NEIGHBORHOOD TRAILS		
Walter Costa Trail	2.17	Walking/Partial Bicycling
Silver Springs Loop Trail	0.78	Walking
Moraga Rd. to Res. Rim	0.62	Walking
Springhill Valley Trail	0.75	Walking

CITY OF LAFAYETTE GENERAL PLAN REVISION

GOALS and POLICIES and DOWNTOWN PLAN ALTERNATIVES for the REVISED GENERAL PLAN

Lafayette is revising its General Plan. The City has prepared this brochure to better inform the community about the General Plan revision. It explains the essential whys and hows of the General Plan:

- What is a General Plan? Why is it the City's most important planning document?
- What has already been completed to date on this project?
- How you can become better informed and participate in the adoption of Lafayette's new General Plan?

What is a General Plan?

Every city and county in California is required by state law to have a General Plan. The General Plan establishes land use types and intensities and Lafayette's goals and policies for conservation and development for the next 15 years.

What Has Been Done to Date?

Much of the work on the General Plan has been completed. The General Plan Advisory Committee (GPAC) conducted a series of public workshops on the plan in October 1992, and received additional public comment at its monthly meetings. Background reports prepared for the General Plan revision are available in the Planning Department for $5 each, and the Library. These are: *Lafayette General Plan Revision Background Report; Transportation Issues and Existing Conditions Report; Data Base - Lafayette General Plan;* and the *Draft Housing Element.*

The Next Step

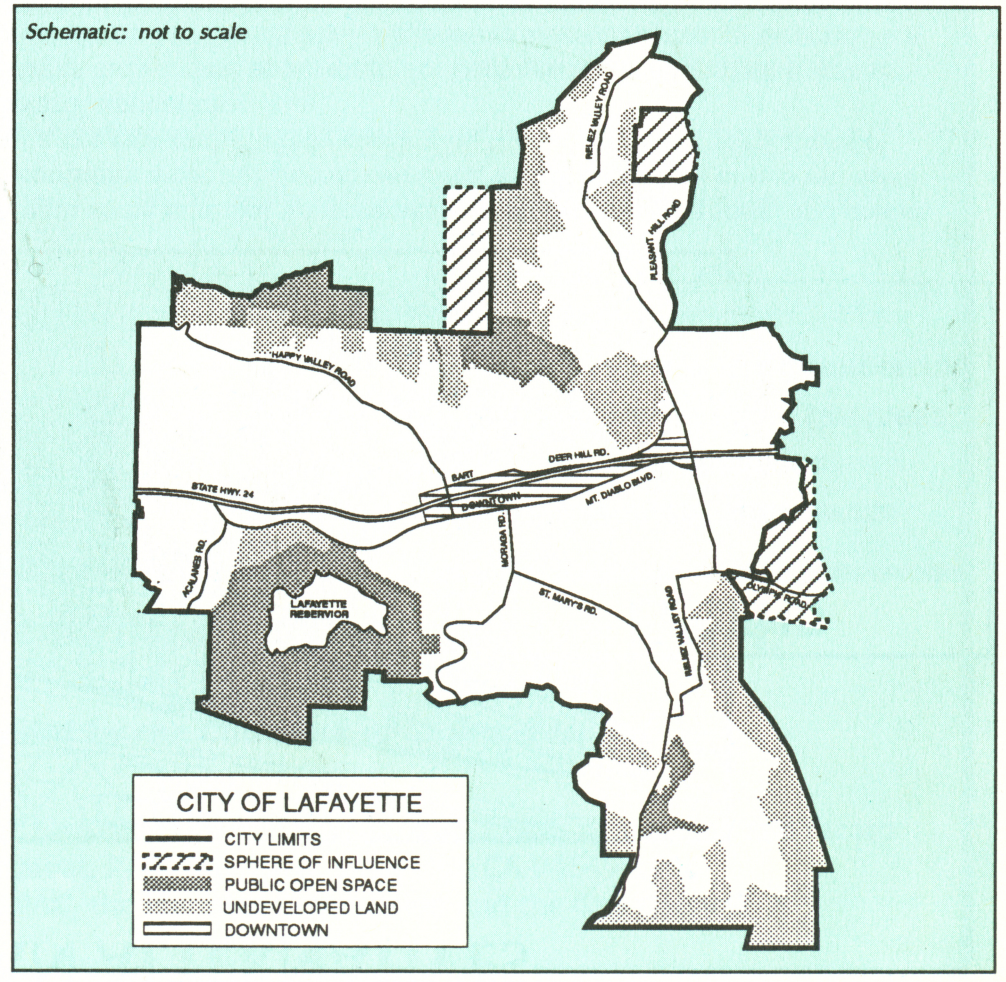
The GPAC has approved a report on *Goals and Policies and Downtown Alternatives for the Lafayette General Plan,* and is now seeking public comment. To date, public comment has indicated a strong desire to keep Lafayette essentially as it is today. The new General Plan will provide for retaining and enhancing, rather than changing, the character of the City's residential neighborhoods. The report restates the two goals of the City's existing General Plan, adopted in 1974: "Preserve and enhance the character of Lafayette as a low-density, semi-rural residential community," and "Enhance the attractiveness and viability of commercial areas," which emphasizes the importance of Downtown revitalization.

The exception is the Downtown. Different opinions exist about its future. This report presents two alternatives for Downtown: **Alternative 1: Moderate Change,** which would retain and improve the present character of Downtown, and **Alternative 2: More Extensive Change,** which would provide for more development and public improvements.

You are invited to attend three public workshops (see inside for dates) to inform the community about the goals and policies and alternatives for the Downtown. Revising the General Plan involves some difficult choices. Your comments, ideas and suggestions are vital to this process.

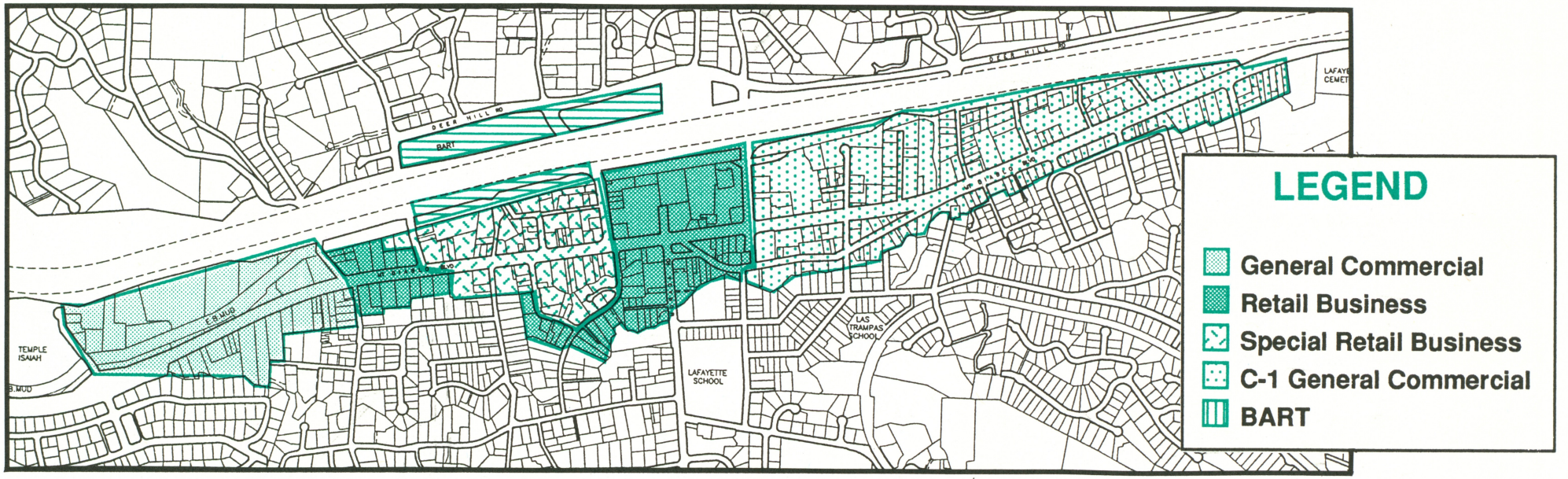
After these public workshops the Planning Commission and City Council will select a preferred alternative for the General Plan – which could contain some characteristics of both Downtown alternatives. The consultants will then prepare the draft General Plan and Environmental Impact Report. The General Plan will include specific programs to carry out each of the policies. Additional public hearings will occur to review the Draft General Plan and EIR prior to its adoption by the City.

Copies of the report on *Goals and Policies and Downtown Alternatives* are available in the Public Library and the Planning Department and can be purchased for $5.



DOWNTOWN PLAN ALTERNATIVES

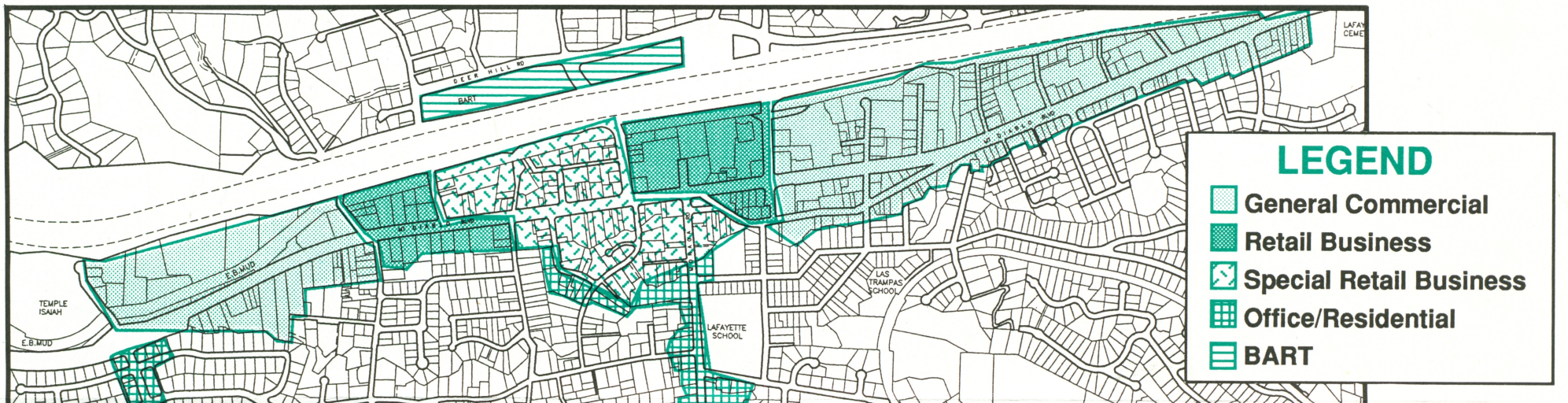
Alternative 1: Moderate Change



Under this alternative, the Downtown would retain its present character, with some minimal improvements in landscaping, lighting, and creeks. The present land use pattern, as described in the existing General Plan would continue: a central Downtown Core, an adjacent area of less intensive uses, office uses on the west end of Downtown, and automobile-oriented uses on the east end, thereby continuing the present strict regulations of comercial uses. Mt. Diablo Blvd. would be improved to achieve a "grand boulevard" appearance.

Advantages include less cost and disruption than Alternative 2. Disadvantages include less opportunity for commercial development or tax revenues, the lack of the creation of a "civic focus," and continued heavy through-traffic on Mt. Diablo Blvd. Alternative 1 restates present General Plan policies for Downtown, which have not been implemented.

Alternative 2 - More Extensive Change



This alternative would allow somewhat more commercial development than Alternative 1, by relaxing present restrictions limiting the west end of Downtown to offices and the east end to auto-oriented businesses. A Specific Plan for Downtown would revise the existing BART Block and Shield Block Specific Plans, possibly allowing for additional mixed uses and establishing a "civic focus." A First St. off-ramp would remove through-traffic from Oak Hill Road and channel it onto First Street, Mt. Diablo Boulevard and Moraga Road. Most important, Alternative 2 assumes a higher level of commitment for implementation; the Redevelopment Agency would provide public improvements and an assessment district would provide additional parking.

Advantages include a greater opportunity for commercial development, additional tax revenues, and a "civic focus" than Alternative 1, and diversion of some through-traffic. Disadvantages include more disruption, higher development costs, a larger commitment on the part of the City for implementation , and more change in the existing character of Downtown.

COMPARISON OF DOWNTOWN PLAN ALTERNATIVES

	Alternative 1: Moderate Change	Alternative 2: More Extensive Change
Maximum Building Height:	Generally 35 ft. or 2.5 stories, possibly higher in BART and Shield blocks, third story residential allowed by special use permit.	North of Mt. Diablo, 3 or 4 stories; south side, 3 stories; 2 stories along the street frontage of Mt. Diablo.
Floor Area Ratio:	Not specified.	1.0 in the Downtown Core, 0.75 elsewhere.
Uses:	Present restrictions separating office and auto-oriented uses to continue, and discourage replacement of existing businesses by larger-scale buildings.	Fewer restrictions, but controlled by Urban Design Guidelines.
BART and Shield Blocks:	Developed under present specific plans, moderately intensive commercial nodes.	Developed as moderately intense commercial nodes, still separated by Mt. Diablo Blvd.
Traffic:	Mt. Diablo Blvd. improved in appearance, but continues to carry large volumes of through-traffic.	New First Street off-ramp would remove through-traffic away from Oak Hill Road, and channel it on Mt. Diablo Blvd., which would be widened as shown.
Implementation:	Require the City to implement new programs.	By Redevelopment Agency, possible parking assessment district.

Public Workshops on the Goals and Policies/Downtown Alternatives Report:

Saturday, November 13, 10 a.m. Spring Hill School.

Tuesday, November 16, 5:30 p.m. Lamorinda Bank, sponsored by the Chamber of Commerce.

Wednesday, November 17, 7 p.m. Lafayette School

We urge you to attend the public workshops. You can also call the ***General Plan Hotline, 284-1122,*** at any time and record a comment. Or, write to: General Plan, Lafayette Planning Department, P. O. Box 1968, Lafayette, CA 94549-1968
All comments on the GP Hotline and letters will be given to the GPAC, the Planning Commission and the City Council.

SUMMARY OF GOALS AND POLICIES

Although the new General Plan incorporates the goals and policies of the 1974 plan, there are several important differences and additions:

- The new plan adds a Land Use Element, with specific standards for uses and densities, as required by state law.
- It includes standards for transportation and growth management that make the City eligible for Measure C transportation improvement funds.
- It adds Community Design and Public Services and Infrastructure Elements.
- The new plan updates all elements in accordance with current conditions, and presents them in a clear, consistent format with legible graphics.
- The new plan is parcel-specific, clearly indicating the land use designation for each parcel, whereas the 1974 General Plan map was less precise.
- The new plan contains more specific programs to implement the City's conservation and development goals.
- Minor additions to the City's Sphere of Influence are proposed. The Sphere of Influence represents the probable future boundary of the City.

Land Use

- Establish densities for residential areas consistent with the present Zoning Ordinance.
- Require strict standards for annexations.
- Development standards to protect hillsides, creeks, trees, wildlife habitat, views, and historic sites, and to minimize pollution and hazards.

Transportation

- Establish "level of service" standards for streets that conform to Measure C, but maintain the semi-rural character of residential areas.
- Provide for a City-wide system of walkways.
- Expand and improve bus, paratransit, bicycle, and school bus facilities and service.
- Require new development to mitigate traffic impacts, but make sure that traffic mitigations, such as street widening, are acceptable and feasible.
- Improve the appearance along scenic routes and entries to the City.

Housing

- Preserve existing housing, and discourage the conversion of older units to higher-priced housing.
- Encourage multi-family housing and mixed use in and near commercial areas.
- To encourage more senior housing, offer density bonuses and reduce parking and setback requirements.
- In multi-family districts, require developers of five or more units to make at least 15% of the units available to low to moderate-income families, or contribute in-lieu fees.

Open Space and Conservation

- Preserve publicly owned open space, such as Briones Regional Park and the Lafayette Reservoir, in its natural state, while providing appropriate public access and facilities.
- Develop trails on easements, in accordance with the City's trails plan.
- Require that new development protect ridgelines, creeks, wildlife habitats, and views on privately-owned open space areas.
- Reduce the consumption of non-renewable energy resources.

Parks and Recreation

- Expand active and passive recreational facilities.
- Increase revenues for park acquisition, development, and maintenance.
- Complete the City-side system of trails, bikeways, and walkways.

Community Design

- Establish design guidelines to protect and enhance the appearance of residential areas.
- Establish design guidelines for the Downtown in accordance with the plan alternative selected.

Safety

- Require standards in new development to provide maximum protection from seismic, flood, geological, and fire hazards.
- Strengthen existing structures against earthquake damage, with priority to public buildings, apartments, and major roads to reduce fire risk.
- Establish vegetation management programs in open space areas.
- Provide adequate response and support services in the event of a major emergency or natural disaster.

Noise

- Ensure that new development adheres to noise standards.
- Prevent all noise sources from increasing noise above acceptable levels.

Growth Management

- Review all development projects for their impacts on standards for traffic, parks, fire, police, sewage treatment and disposal facilities, water and flood control.
- Require developers to pay their fair share of mitigation measures to assure that these standards are maintained.

Public Service and Infrastructure

- Work with public and private agencies to assure adequate facilities and services for schools, child and family day care, fire protection, emergency medical service, police, sewage treatment and disposal, water, and storm drainage.

  Provide comprehensive, efficient City administrative services.

REGIONAL TRAILS

LAFAYETTE RIDGE TRAIL

Length: 4.34 miles (unpaved)

Ability: Moderate to difficult. Not for young families.

Highlights: Some of the best views in Lafayette.

Park at the staging area on Pleasant Hill Rd., across from Acalanes High School

LAFAYETTE-MORAGA TRAIL

Length: 7.65 miles (long, level and paved)

Ability: Easy — a gentle journey.

Highlights: A beautiful biking and walking trail. The very first California railroad track to be converted into a trail. This track-to-trail idea caught on and has since been duplicated throughout the country through the national organization, Rails to Trails.

EBMUD RESERVOIR TRAILS

Rim and Lower Trail

Length: 4.75 miles (dirt)

Ability: Moderate.

Highlights: Magnificent views of the surrounding countryside, Mt. Diablo and the reservoir.

Lower Trail

Length: 2.80 miles (paved)

Ability: Easy

Highlights: Great running and walking path. You can even bring along baby and buggy.

CITY NEIGHBORHOOD TRAILS

WALTER COSTA TRAIL *(feeds into Laf. Ridge Trail)*

Length: 2.17 miles (paved along portions)

Ability: Easy

Highlights: This suburban path links neighborhoods and provides pedesterian byways. **Watch carefully for directional markers!**

SILVER SPRINGS LOOP TRAIL

(does not feed into larger, regional trail)

Length: 0.78 miles (unpaved)

Ability: Easy

Highlights: Beautiful, wooded walk beneath the oaks, bay laurels and buckeyes.

MORAGA ROAD TO RESERVOIR RIM TRAIL

Length: 0.62 miles (unpaved)

Ability: Moderate. (Last tenth of a mile climbs via several stepped switch backs.)

Highlights: Short access trail; follows the beautiful hillside contours beneath the oaks and bay laurels.

SPRINGHILL VALLEY TRAIL

(feeds into Lafayette Ridge Trail)

Length: 0.75 miles (unpaved)

Ability: Moderate to difficult.

Highlights: Spring flowers are many; canyon views are breathtaking. On the ridge, you'll enjoy a visual feast of the entire central Contra Costa County.

MILESTONES

"Milestones" appears in each issue of Lafayette Vistas to provide a schedule of upcoming city issues and an update on past city business.

Last Spring **CITY COUNCIL FORMS PUBLIC SAFETY TASK FORCE** – The City Council, looking for ways to save money and work smarter, asked former mayor and fire commissioner Richard Holmes to chair a task force of Lafayette residents to investigate options for combining police and fire services. A final report with recommendations is expected to be delivered to the City Council in November or December of this year.

Last June **REVISED CABLE FRANCHISE AGREEMENT** – After negotiating for several years, the City and TCI finally agreed upon new franchise terms. The new agreement includes stricter customer service standards.

Last Sept **NEW MEETING TIME FOR CITY COUNCIL** – Prompted by many late night meetings, the City Council decided to start an hour earlier. Regular Council meetings now begin at 6:30pm on the second and fourth Mondays of each month. All citizens are invited and encouraged to attend.

Last Sept **RELIEZ STATION ROAD PROJECT FINALLY FINISHED** – After ten months of construction, the $1.3 million repair, regrading and resurfacing of "snake hill" is finished. The project was funded by the Measure C half-cent sales tax.

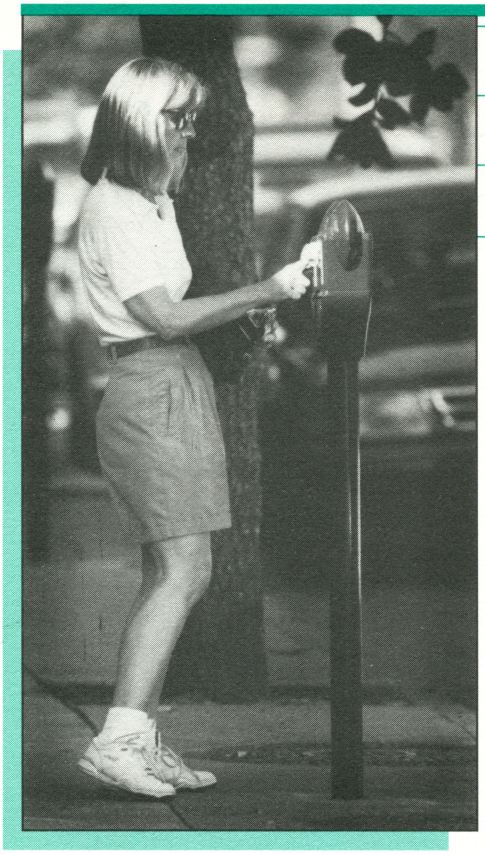
Nov 1 **CAPITAL PROJECTS ASSESSMENT COMMITTEE TO ISSUE REPORT** – Last spring, following the biggest winter storms in years, the City Council appointed a group of Lafayette residents, all of whom are engineers working in the private and public sectors, to evaluate the condition of City streets and drains. This group will present its findings to the Council on November 1 at 6:30pm at the Lafayette Community Center.

Nov & Dec **FREE HOME COMPOSTING WORKSHOPS** – The Sanitary District has scheduled a series of free home composting workshops that explain how you can reduce your garbage by one-third or more and spend less than 15 minutes a week doing it! The sessions are open to the public and reservations can be made by calling the Home Composting Hotline at 229-4240.

Nov 22 **CHANGING OF THE GUARD** – The City Council will welcome the newest Council member and elect a new mayor and vice-mayor from among its members. 6:30pm, Lafayette Community Center.

Dec 1 **HOLIDAY TREE DECORATING PARTY** – Celebrate the season by helping decorate the holiday tree at the Senior Services Center. Bring a tree decoration and enjoy carols and refreshments. 3:30–5:00pm, Lafayette Community Center.

Dec 4 & 5 **LAFAYETTE WINTER FESTIVAL AND BOUTIQUE** – Great food, arts & crafts booths and a visit from Santa. 10am–4pm, Lafayette Community Center.



Metered Parking Comes To Lafayette

In an effort to turn over valuable parking space and encourage on-street parkers to use marked spaces in the downtown area, parking meters have been installed in Lafayette. The new meters, which began cropping up in mid-September, also provide additional revenue for the city. Once the cost of the meters is recouped, the revenue will be deposited in a parking account to fund future parking improvements in Lafayette.

To park in metered spaces, motorists pay 50 cents per hour. In the first phase, parking meters were installed on Mt. Diablo Blvd. between S. Thompson and Moraga Rd. (north and south sides), Oakhill Rd. between Mt. Diablo Blvd. and the lock boxes (east side), Plaza Way, and Moraga Rd. between Mt. Diablo Blvd. and Moraga Blvd. (west side).

The exact meter locations for phase two have not been established, but meters will probably be extended west and east on Mt. Diablo Blvd., and may be placed on portions of Lafayette Circle, Golden Gate Way, and First and Second Streets south of Mt. Diablo Blvd.

If you have questions about the new parking meters, please contact Assistant City Manager Steven Falk or Juliet Shanks at 284-1968. Members of the city's parking commission can also answer any inquiries.

No City Election in November

When the filing deadline for the two open seats on the Lafayette City Council passed in August, only two people had filed for candidacy.

The lack of competition has led to an obvious conclusion: **There will be no election in November.** Two openings. Two candidates. No contest. By opting to waive the election, the city will be able to save $17,000 in election expenses and reallocate the funds toward more productive projects for our community.

The two open seats will be filled by Incumbent Don Tatzin and former Planning Commissioner Judy Garvens.

City Directory

Officers

Scott Talan	**Mayor**
Anne Grodin	**Vice Mayor**
Ivor Samson	**Council Member**
Donald L. Tatzin	**Council Member**
Gayle B. Uilkema	**Council Member**

The City Council meets at 6:30 pm on the second and fourth Monday of the month at the Lafayette Community Center, 500 St. Mary's Road.

Staff

Robert F.D. Adams	**City Manager**
Steven Falk	**Assist. City Manager**
Sue Jusaitis	**City Clerk**
Mark Lander	**City Engineer**
Jennifer Russell	**Parks and Recreation Director**
Ed McNair	**Public Works Superintendent**
Gregg Moore	**Police Services Mgr.**
Niroop Srivatsa	**Planning Director**

City Offices and Police

Street Address:	**3675 Mt. Diablo Blvd. Suite 210**
Mailing Address:	**P.O. Box 1968 Lafayette, CA 94549-1968**

City Telephone Numbers

Administration:	**284-1968**
Engineering:	**284-1951**
Planning:	**284-1976**
Parks and Rec:	**284-2232**
Public Works:	**283-6271**
Senior Services:	**284-5050**
Police Business:	**284-5010**
Police Emergency:	**911**

LAFAYETTE VISTAS

is published for the residents of Lafayette and reports on issues, people and events that affect our city. As a member of this community, you are encouraged to contact us with your questions and comments. We request all correspondence be sent to:

Steven Falk, Editor, Lafayette Vistas
City of Lafayette
P.O. Box 1968
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510-284-1968 • FAX: 510-284-3169

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